



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
20 SEPTEMBER 2023
REGULAR BUSINESS OPEN MEETING MINUTES

The 20 September 2023 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Stan Cook at 19:00 p.m.

The following Trustees were present, and a quorum was established:

- President – Stan Cook
- Vice President – Terry Canup
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud
- Linda Coblentz
- Matthew Henehan
- Robert Kuhl
- David Martin
- Jennifer Taylor

Rachel Morales- General Manager

Comments from the Audience:

A homeowner requested to speak. He purchased the home through auction and received a letter stating he owes \$545 for HOA dues, transfer fees, and late fees and felt it was too high. He was directed to request a Homeowners Forum meeting.

Motion to approve the 16 August 2023 Open meeting minutes.

Motion: Stan Cook Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 1-Abstain

The motion to approve the 16 August 2023 Open meeting minutes was approved.

President's Comments

During the storm on Thursday, 14 September 2023, we had a severe lightning strike, which hit one of the fans on top of the indoor pool. It did significant damage to our electrical system. Three motors inside the fan are blown and it burnt copper inside a contactor that turns the motors on. We have a quote coming from Pheiffer & Sons to replace the motors.

Treasurer's Report

Our current Shell FCU money market is giving only a very low percentage for the interest rate and we may want to consider another money market with higher interest rates.

General Manager's Report

August collections for past due assessments: \$52,913

Accounts Receivable at the end of the month: \$437,509

The October newsletter was sent to the committee for review. The quote for printing came in at \$4,967

Motion to approve printing 6200 copies of the CLCCA Communicator for \$4,967.

Motion: Terry Canup

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve printing the Newsletter for \$4,967 was approved.

Board Members received updated policies for their trustee binder.

We are seeing progress in repairing or replacing sections of the Bay Area brick wall. The General Manager has worked with 10 of the homeowners. The City of Houston public works department came out to mow the area along the wall. District E helped make this possible. The General Manager is working with Daria Glasscock in City of Houston District E to cut down the trees along the Sealiners setback.

The General manager is working with Kevin at BCH on the insurance policy renewal. He should have the quote for us to vote on by the next meeting.

The Rutledge Park tennis courts were repaired the 19-20 September 2023. The cost was \$3,500, which was approved back at the beginning of the year.

The staff is getting everything ready for our annual audit. We are looking for the audit to begin in November.

There is a problem with part of the electrical for gym a/c and HVAC system and it is not passing inspection. Maintenance staff will be meeting with the electrician to see what needs to be repaired for it to pass inspection.

The outdoor pools are closed. The fall festival is coming up. It is held in conjunction with Running Alliance and Boo Dash and Exploration Green's Green on the Glow event. We currently have 8 food truck vendors, nine retail vendors.

We will have a winter children's day camp December 26 through January 5.

HPD PIP: HPD PIP had JoAnn Delgado, a Justice of the Peace from Harris County Precinct 2. She went over the changes passed by the 88th legislative session.

ACLC: ACLC had the CCISD speak to them. Very little of the meeting affected the CLCCA. They explained why our homeowners should be happy that they want to raise our tax rates. Upon query, we found that they have fewer students, less expense, but they still want to raise the tax rates for future. They have three things on the ballot that they want to get bonds for.

CLCWA: CLCWA met and a homeowner spoke to the Water Authority for over an hour. The CLCWA dealt with a tax rate increase that they tabled from the month before.

ARC:

Motion to approve the variance for a 6'5" fence for the Penn Hills property.

Motion: Terry Canup

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve the variance for the 6'5" fence for the Penn Hills property was approved.

Budget & Finance:

The Budget & Finance committee reviewed the improved budget.

Motion to approve the improved 2024 budget.

Motion: Matthew Henehan

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
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Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve the improved 2024 budget was approved.

Bylaws & Policies: No meeting. No report.

Communications: No meeting. No Report.

Elections: No meeting. No Report

Facilities: No meeting. No Report.

Personnel: No meeting. No report.

Special Committee Revision of Restrictive Covenants: No meeting. No report.

Trustee General Comments:

There were no comments from the Board Members.

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 19:40 in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:52PM.

Motion to approve the 16 August 2023 Closed Meeting Minutes.

Motion: Leslie Eaton

Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 1-Abstain

The motion to approve the 16 August 2023 Closed Meeting Minutes was approved.

Motion to approve the Trustee Absences for August as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 1-Abstain

The motion to approve the Trustee Absences for May as discussed in the Closed Session was approved.

Motion to approve the revised landscaping contract as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve the new landscaping contract was approved.

Motion to pursue a financial settlement with the company that provided the gym floor as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to pursue a financial settlement with the company that provided us the defective gym floor was approved.

Motion to purchase the Terraflex gym floor from Vector Concepts as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to purchase the Terraflex gym floor from Vector Concepts was approved.

Motion to request an updated NFC and proceed with an order of sale for the University Trace Condo as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to request an updated NFC and proceed with an order of sale for the University Trace Condo as discussed in the Closed Session was approved.

Motion to proceed on the Fathom property as discussed in the Closed Session..

Motion: Leslie Eaton

Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to proceed on the Fathom Property was approved.

Motion to write off \$780.90 on the Buoy property per legal as discussed in the Closed Session.

Motion: Stan Cook

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to write off \$780.90 on the Buoy property was approved.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 30 September 2023 was adjourned at 20:56PM.


Leslie Eaton, Board Secretary

25 October 2023
Date

